**January 17, 2019 Zoning Case: Z01-19**

**Communication Tower Group, LLC**

**Cell Tower at**

**258 Monier Rd.**

**Gibsonia, PA 15044**

**Attendees**: Scott Woloszyk, Joseph Gizienski, Sean Parkinson, Neil Tristani, James Smullen

**Absent Member(s):** George Hollibaugh

**Other Attendees:** William Payne, Code Enforcement Officer

Branden Fulciniti, Solicitor

Variance: From requirements of Ordinance No. 394: Article V, Section 5.4

Property is zoned R-2 (Semi-Suburban Residential)

**Case Z01-19**: *Represented by Dale Finocchi of Communication Tower Group (CTG), LLC*.

Seeking a use variance to construct a Monopole Tower with a height of 199 feet. Ordinance No. 394 states telecommunication towers are not permitted in an R-2 zone district. Tower would be constructed in rear yard of 258 Monier Road, owned by Jason and Christina Thimons.

Mr. Finocchi gave a Power Point presentation for the project. Stated that tower:

* CTG owned, contracted by T-Mobile.
* Tower designed to collapse on itself per sections. Designed to fall within 50 feet.
* Site would be buffered by existing wood area.
* Compound area would not be visible from street or adjacent properties.
* Compound fenced area will measure 50 x 50 feet.

Presently, the wireless signal in this area is considered fair. Placing tower in this vicinity would substantially increase signal. Stronger signals are needed as people are using their phones for calling, internet, etc. Plus emergency responders need to be connected to their phones and equipment that is used for the transmission of patient information to the hospital – creating quicker and more efficient care. Tower will also be made available to other wireless carriers. AT&T and Verizon have already showed interest in placing equipment on this tower. Can house up to 4 carriers, 10-15 feet apart. If tower is lower than 199 ft., signal would not be as wide which would reduce coverage. Tower needs to be above tree line. The lower the antennas are on the tower, the signal strength is weaker.

Pole would be galvanized steel. CTG recommends not painting as studies showed the galvanized look blends into the natural setting better. Would paint if the Township requested. Tower will be placed on 50 x 50 ft. pad and will have a back-up generator with a 6 to 8 hour backup battery. Agreed to meet the Township’s requirement for screening and noise.

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Mr. Finocchi summarized that a hardship would incur if tower not constructed on the property by lack of service to residents and emergency vehicles. Response time and level of emergency services would be hindered.

Public comment:

* Robert Banks, 276 Monier Rd.: Against placement of telecommunications tower in R-2 zone. Would have adverse effect on property.
* Paul Anderson: 268 Monier Rd.: Questioned if any studies were conducted regarding effect on surrounding property values. Has seen towers with clusters of panels and feels this would not blend into the surrounding nature. Would spoil the rural setting. Against placement of tower.
* Patrick Fosnaught, 234 Monier Rd.: The 50 ft. compound will be situated 600 ft. from his house. This is a residential area and would like to see it kept that way.

After more neighbor discussion, Mr. Finocchi stated that the golf course located across street from proposed site was not a candidate for tower placement as it sits too far north to achieve adequate coverage. Property values reports shows that telecommunication towers do not devalue real estate. After researching the area, found no other structures to place equipment on. Feels the placement of a tower in wooded area is less obvious than farm fields. Tower would be capable of allowing carrier to add new equipment throughout the years. Adequate cellular phone reception would benefit health and safety concerns but could not say it would alleviate them. The proposed tower will add signal strength and bandwidth needs to allow more data to be sent and received which would enhance the wireless communication and accommodate the needs of the residents. There are no underground utilities located within 75 feet of site location. Compound area will be leased property – not a separate parcel – with road easement. The compound (pad) will be an un-manned facility. Site construction time is less than 1 month. Traffic thereafter would be one pickup truck per month. 258 Monier Road was picked by T-Mobile for the topography of the land. Mr. Finocchi stated that the proposed tower will conform to the requirements of Ordinance #402 with waivers of setback and height that can be given by the Board of Supervisors per the provisions in the ordinance.

First motion by Mr. Tristani and second motion by Mr. Smullen to **GRANT the Use Variance to construct a telecommunications tower at 258 Monier Road, zoned R-2, subject to following the conditions set in Ordinance No 402.**

Voting was unanimous with Mr. Parkinson and Mr. Gizienski abstaining.